

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, December 3, 2007

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante,

B. Ryan, G. Zimmer

Members absent: B. Gardner

Alternates present: M. Beal, L. Lombard, B. Pociask

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:27 p.m. He appointed Alternate Pociask to act in Gardner's absence.

Minutes:

11/19/07- Hall MOVED, Ryan seconded, to approve the 11/19/07 minutes as written. MOTION PASSED UNANIMOUSLY. Beal noted that he had listened to the tapes.

Scheduled Business:

Zoning Agent's Report

Hirsch noted that no activity has taken place at the Hall site, and none is expected until the spring. He also informed the Commission that he and the Chairman signed off on a modification request for a change in the parking plan to better facilitate snow removal at Celeron Square. Padick commented that the Greek Amphitheatre is expected to submit a modification application for consideration at the next meeting.

Public Hearing Continuation:

Subdivision Application (Arthur's Pond) 7 Proposed lots off of N. Eagleville and Separatist Roads. File #1266

Chairman Favretti opened the continued Public Hearing at 7:40 p.m. and noted that the information presented during the Inland Wetlands Agency Public Hearing for Arthur's Pond will be entered into the record for this PZC Hearing. Members present were R. Favretti, J. Goodwin, K. Holt, P. Kochenburger, P. Plante, B. Ryan, and Alternates M. Beal, L. Lombard, B. Pociask. Favretti appointed Beal to act because Hall disqualified himself, and Pociask to act in the absence of Gardner. Padick noted the following communications received and distributed to all members of the Commission:

11-30-07	Letter from M. Dilaj of Datum Engineering requesting a 30-day extension
11-29-07	Report from Pat Young, Eastern Connecticut Conservation District
11-29-07	Letter from Anne Smith of 156 Hillyndale Road
11-27-07	Letter from Jeff Polhemus, EHHD to Dept. of Public Health-Drinking Water Division
11-28-07	Letter from M. and C. Lubatkin of 26 Southwood Road

Kochenburger MOVED, Holt seconded, to accept a 30 day-extension request from the applicant. MOTION PASSED UNANIMOUSLY.

Michael Dilaj of Datum Engineering, representing the applicant, stated that he has no comments at this time.

Quentin Kessel, Chair of the Conservation Commission, presented the Commission with copies of the August and September meeting minutes for the record.

Pociask questioned if letter from M. and C. Lubatkin of 26 Southwood Road, written on university letterhead, represents a UConn opinion or the opinion of the resident. Padick noted that he believes it is the opinion of the resident, not UConn, but will inquire about it.

With no further comments or questions, Holt MOVED, Pociask seconded, to continue the Public Hearing until 12/17/07. MOTION PASSED UNANIMOUSLY.

Old Business:

1. Special Permit Application, Efficiency Unit, 141 Gurleyville Rd., J. Catalano, o/a File #1268

Kochenburger and Goodwin disqualified themselves, and Favretti appointed Beal and Lombard to act in their stead, and Pociask was to act in Gardner's absence. Extensive discussion was held among Commission members who expressed their concerns for parking, neighborhood impact, noise and nuisances. Plante noted that Article 1, Section B. subsection 1, 3, 5, 6, 8, and 10 of the Zoning Regulations are clearly not met with this proposal. He noted that several neighbors pointed out the negative impact as a result of activity on this site and its effect upon community. Plante volunteered to draft a denial motion with the assistance of staff.

2. Request for Site/Use Modifications, 1029 Storrs Rd. (Stix 'n' Stones LLC, applicant/P. Hammer, owner) File #727

Tabled, awaiting additional information from applicant/property owner.

3. Modification Request, 86 Storrs Road, Proposed additional retail store, College Mart/U.S. Properties Inc., o/a, File #483-4

David Mills, General Manager, and Robin Chesmer, owner of the Hoot, were present to answer questions. Mills reviewed the plan, which included 27 employee parking spaces. He is working with staff to plan a refuse area and delivery vehicle access at the rear of the building and he plans to relocate the handicap parking. Mills also noted that they will be requesting a panel sign under the large Sears sign on the street. Pociask stated that he felt something should be installed to demark the patio from parking so that cars don't accidentally drive onto it. The applicant indicated that they will have planters or some other barrier installed between the pavement and the patio.

With no further discussion, Holt MOVED, Plante seconded, that the PZC Chairman and Zoning Agent be authorized to approve the 11/12/07 modification request of US Properties Inc., for a new retail tenant and related site work at 82-86A Storrs Road as

described in the submitted Statement of Use and depicted on submitted plans. This authorization is subject to the following conditions:

1. All previously approved plans and associated conditions of approval shall remain in effect except as altered by this modification approval.
2. The final plans shall be revised to depict an appropriately sized refuge/waste storage area that would address disposal and recycling requirements of the Town. The size and configuration of the refuge/waste storage area shall be determined after consultation with the Director of Planning and Recycling Coordinator.
3. Prior to the issuance of a Zoning Permit, it shall be confirmed that the revised free standing sign will meet size requirements.

MOTION PASSED UNANIMOUSLY.

4. Subdivision Completion/Bonding update
(Reports from Director of Planning, Asst. Town Engineer)
Fellows Estates/Acceptance of Monticello Lane Extension

Goodwin MOVED, Holt seconded, that the Planning and Zoning Commission report to the Town Council that the extension of Monticello Lane (Fellows Estates Subdivision) is now ready to be accepted as a Town road subject to verification that appropriate trail intersection markers have been installed. Upon Town Council acceptance of this road extension, the PZC Chairman, with staff assistance, is authorized to execute a one-year maintenance bond pursuant to regulatory requirements and to release any bonding no longer required for this subdivision. MOTION PASSED UNANIMOUSLY.

Wild Rose Estates/Acceptance of Jonathan Lane Extension

Goodwin MOVED, Holt seconded, that the Planning and Zoning Commission report to the Town Council that the extension of Jonathan Lane and the new Blake Lane (Wildrose Estates Section 2 Subdivision) are now ready to be accepted as Town roads subject to the specific incorporation of minor work that remains to be completed into a maintenance bond agreement. Upon Town Council acceptance of this road extension and new road, the PZC Chairman, with staff assistance, is authorized to execute a one-year maintenance bond pursuant to regulatory requirements and this action, and to release any bonding no longer required for this subdivision. MOTION PASSED UNANIMOUSLY.

Beacon Hill Estates/Acceptance of Beacon Hill Drive

Kochenburger MOVED, Holt seconded, that the Planning and Zoning Commission report to the Town Council that the Beacon Hill Drive (Beacon Hill Estates Subdivision) is now ready to be accepted as a Town road subject to the specific incorporation of minor work that remains to be completed into a maintenance bond agreement. Upon Town Council acceptance of this new road, the PZC Chairman, with staff assistance, is authorized to execute a one-year maintenance bond pursuant to regulatory requirements and this action, and to release any bonding no longer required for this subdivision. MOTION PASSED UNANIMOUSLY.

Baxter Road Estates Common Driveway Completion

Goodwin MOVED, Holt seconded, that the Director of Planning be authorized to take appropriate action to release \$6,000 plus accumulated interest that has been held to

ensure suitable completion of Baxter Road Estates lots 2 through 5 for driveway work off of Baxter Road. MOTION PASSED UNANIMOUSLY.

New Business:

1. Town Council Referral: Property Tax Exemption for Farm Buildings

Padick briefed the Commission on why this was referred to the Commission, and noted that the goal is to facilitate farming in Mansfield. The consensus of the Commission was that the Director of Planning should draft a letter, with the Chairman's assistance, stating that the Commission supports this concept which is consistent with the 2006 Plan of Conservation of Development.

Reports of Officers and Committees:

There were no items to report on. Favretti noted a Regulatory Review Committee Meeting, December 6, 2007 at 1:30 in Room B.

Communications and Bills:

Items were noted.

Adjournment:

Favretti declared the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary